

**PB# 89-30**

**COSIMO DiBRIZZI**

**9-1-12.1**

*Approved*

*11-11-89*

**General Receipt** 10706

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Cosimo DeBuzzi July 7, 1989 \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application fee #89-30

DISTRIBUTION

FUND	CODE	AMOUNT
Ch #1202		25.00

By Pauline J. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 10707

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Pauline J. Townsend, Town Clerk July 7, 1989 \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Cosimo DeBuzzi #89-30 Planning Board Site Plan

DISTRIBUTION

FUND	CODE	AMOUNT
C/O #1203		750.00

By Lawson  
Captain

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 11034

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Cosimo's Management Nov. 22 1989 \$ 100.00

One Hundred Dollars and 00/100 DOLLARS

For P/B #89-30 - Site Plan approval

DISTRIBUTION

FUND	CODE	AMOUNT
\$100.00 check		
#2536		

By Pauline J. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. **NWT 40 89 M**

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of **Cosimo DiBrizzi**  
for a **Site Plan - Frontage and/or Access NYS 32**  
County Action: **Local Determination**

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

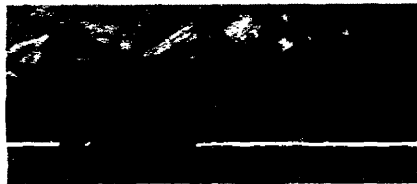
**Approved subject to County recommendations**

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.





America the Beautiful USA **15**

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

	Initials	Date
Prepared By		
Approved By		

89 - 30

DiBrizzi, Cosimo  
Site Plan

		1	2	3	4
Date	Description	Received	Disbursed	Balance To Date	
7 7	CK# 1203 dated 4/6/89	750.00		750.00	1
11 16	McGoey, Heuser & Edsall		311.650		2
		750.00	311.650	438.350	3
					4
					5
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					13
					14
					15
					16

(\$433.50)

Please send check in the  
above amount to:

Mr. Cosimo DiBrizzi

647 Little Britain Rd.

New Windsor, N.Y. 12550

CC: FILE



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

89-30

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

*not assigned*

TOWN OF New Windsor P/B # -  
WORK SESSION DATE: 4-4-89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: REQUIRED:  
PROJECT NAME: Cosimo Di Brini (Pt. 32)  
COMPLETE APPLICATION ON FILE NEW OLD  
REPRESENTATIVE PRESENT: \_\_\_\_\_  
TOWN REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
P/B ENGR. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) add proposed to bulk table
- 2) put detail
- 3) fire alarm system - front bldg
- 4) Or detail
- 5) app box.
- 6) SEWER WATER LINE
- 7) August 1 enclosure.
- 8) OC P/L

*Need new plan*

3MJES9



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF NEW WINDSOR P/B #        -         
WORK SESSION DATE: 16 MAY 1989 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes  
PROJECT NAME: Cosimo Di Brizzi (Pt 32)  
COMPLETE APPLICATION ON FILE        NEW        OLD         
REPRESENTATIVE PRESENT: Pat Kennedy  
TOWN REPS PRESENT: BLDG INSP.         
FIRE INSP.         
P/B ENGR.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Review Jay Klein plan
- now 127' x 80' bldg.
- needs 2nd exit (show on plan)  
(50 people max with single exit)



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

*new*

TOWN OF

*New Windsor*

P/B # \_\_\_\_\_

WORK SESSION DATE:

*6 June 89*

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME:

*Cosimo (Pt 32)*

COMPLETE APPLICATION ON FILE

NEW

*X*

OLD

REPRESENTATIVE PRESENT:

*Pat Kennedy*

TOWN REPS PRESENT:

BLDG INSP.

*X*

FIRE INSP.

*X*

P/B ENGR.

*X*

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

*add fire lane 30' lines out 8' (3 signs)  
sewer water  
on detail for  
o/c P/P  
trench drain -  
(\$ 750 escrow)*

*5 retail 1 restaurant*

DI BRIZZI, COSIMO SITE PLAN: Mr. Patrick Kennedy came before the Board presenting the proposal.

BY MR. KENNEDY: What we did on this since the last meeting, we added some shrubs in the front, we pulled back the parking and we indicated that the existing sign would be removed as they indicated at the last meeting, that the signs would be strictly on the face of the building. We showed some exterior siding on sheet two, shows detail on the lighting standards and we moved two of the handicapped parking spaces that were out front over to that westerly side of the building. They are that handicapped ramp there.

BY MR. SCHIEFER: Engineer has no adverse comments. Only comment we may wish to take determination under SEQRA.

BY MR. VANLEEUEWEN: I make a motion to create a negative declaration under the SEQRA process.

NOV - 8 1989

55

BY MR. MCCARVILLE: I will second it.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Pagano: Aye.  
Soukup: Aye.  
Lander: Aye.  
Schiefer: Aye.

BY MR. VANLEEUEWEN: I make a motion we approve this.

BY MR. MCCARVILLE: I will second it.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Pagano: Aye.  
Soukup: Aye.  
Lander: Aye.  
Schiefer: Aye.



~~CONTINUED BY THE SITE PLAN~~ Mr. Patrick Kennedy came before the Board presenting his proposal.

BY MR. KENNEDY: We made the revisions based on the last comments and I believe you have heard back from the County Planning Department which is what we were waiting for at the last meeting.

BY MR. SCHIEFER: Fire inspector approved, sanitary inspector approved, water approved, Orange County Planning dated October 10, '89. County action local determination. So, yes, we have.

BY MR. MCCARVILLE: I have a question as, okay, I see new pole where the pole line was going to be relocated.

BY MR. KENNEDY: Correct, right, one of the biggest concerns we had the last meeting is pulling, you know, we lost a couple parking spaces and pulled those parking areas in the front, further away from Route 32, a little bit closer to the building itself.

BY MR. MCCARVILLE: Where is your sign going to be relocated?

BY MR. KENNEDY: To tell you the truth, I have no idea. Has Cosimo given you any indication as far as signage?

BY MR. CAPPICHIONI: There will be an entrance and exit sign.

BY MR. SCHIEFER: Where is that by?

BY MR. CAPPICHIONI: The entrance will be on the north and exit on the south.

BY MR. KENNEDY: Are there signs for the different stores going to be on the building?

BY MR. CAPPICHIONI: It will be affixed to the facade of the

building.

BY MR. KENNEDY: That is the only thing he has planned.

BY MR. CAPPICHIONI: So far.

BY MR. MCCARVILLE: No freestanding sign?

BY MR. KENNEDY: No, no indication.

BY MR. CAPPICHIONI: The sign there is going to be removed.

BY MR. SCHIEFER: There will be no freestanding sign, is that correct?

BY MR. KENNEDY: That is correct.

BY MR. SCHIEFER: Now, the handicapped areas should be closer to the parking, handicapped ramps.

BY MR. KENNEDY: We have had these handicapped ramps at the ends of this sidewalk area since the beginning here. We have had no comments about them before, no complaints, no objections to them. I don't know why he is bringing it up at this point in time. We have reviewed that before.

BY MR. MCCARVILLE: I think it would be a good move to maybe move them.

BY MR. KENNEDY: We have the spaces here and handicapped ramps on the end.

BY MR. MCCARVILLE: Could you, well that would really throw this out of wack.

BY MR. KENNEDY: Yes, it will.

BY MR. SCHIEFER: I don't know where he wants any, where you'd rather have them.

BY MR. KENNEDY: Unless you'd put one in the center coming off the front --

BY MR. MCCARVILLE: To the left of the building, the four and five parking spaces.

BY MR. BABCOCK: Best thing to do is flush the sidewalk up with the blacktop and you don't have a ramp at all.

BY MR. LANDER: Then they will be driving in the front door.

BY MR. MCCARVILLE: Why can't you just make the ramps here?

BY MR. KENNEDY: If you have a ramp like this and you have a full flat entrance, then you are going to have dips and they think that can create a hazard by doing that. If you extend that all the way in, it can be a problem.

BY MR. MCCARVILLE: I think they are fine where they are.

BY MR. SCHIEFER: I tend to agree. I don't know why they have to be moved.

BY MR. MCCARVILLE: They are fine.

BY MR. BABCOCK: If you have a car coming around from the back of the building down the thing, you have to go in the traffic aisle to come up the ramp. Now that is the concern.

BY MR. KENNEDY: You have them in the front or anyplace, you are still going to be in the traffic aisle no matter where you come in.

BY MR. BABCOCK: You are coming around from where the handicapped parking is. Now you are coming up from a blind corner and out from the blind corner into the driving lane. That is what the concern was, to make the turn to go back up the ramp, you know what I am saying, you are in the front of the building and you are coming around the corner from the handicapped spot. When you come around the corner, you are in the driving lane.

BY MR. KENNEDY: How about in addition to those two cuts, I don't really see that coming in off the front would be a good idea because it makes the dip along the whole front parking area. Can we do like they do in front of Shoprite, make an asphalt area, make an additional spot rather than cut sidewalks any more? Not across the whole thing, just the spot in here opposite those.

BY MR. BABCOCK: Do you really feel if the curb or the sidewalk is four to six inches higher than the blacktop that it is going to be not, it is not safe what you are saying as far as cars, that is what we are trying to get at. That is a fire lane. There is no parking there. It is not like somebody is pulling their car up to the building where they

need a curb to stop their tires up there. They are just driving through. If somebody is driving through there and they get reckless, a six inch curb is not going to stop them.

BY MR. KENNEDY: You don't have sidewalks flush with roadways. That is why you create sidewalks rather than walking on the shoulder because it can happen.

BY MR. BABCOCK: If you put a built up blacktop ramp in the center of this and when the guy goes to plow it he is going to leave snow.

BY MR. KENNEDY: You have it in front of Shoprite and all your other centers.

BY MR. LANDER: I consider it a hazard.

BY MR. BABCOCK: Now your ramp is solid ice every time they plow it.

BY MR. LANDER: Just leave it on the ends. I don't like the idea of the blacktop ramp.

BY MR. MCCARVILLE: Just leave them on the ends.

BY MR. SOUKUP: If you are going to leave them on the ends, take two of the handicapped spaces and bring them over to the parking at the end. They should be in closer proximity.

BY MR. SCHIEFER: How do you feel about that, Mike, better solution?

BY MR. BABCOCK: That is fine.

BY MR. SOUKUP: You don't need the ramp on the far end.

BY MR. SCHIEFER: Do you have any problem with that Pat?

BY MR. KENNEDY: No.

BY MR. SCHIEFER: The extra space you are going to lose a parking space or not.

BY MR. KENNEDY: No.

BY MR. SOUKUP: It will trade off in the parking spaces on the righthand side in the front where you are realigning the

entrance drive. You need more than just curbing at the end of it. You need at least three feet wide so the overhang of the car doesn't block out into the roadway. Those four or five spaces, you need at least three feet wide there so that the bumpers don't hang over into the road on the righthand side where there is a piece of curbing where the pencil is, you have at least, it has to be three feet wide.

BY MR. LANDER: One of Mark's comments was about the water coming out onto 32. It has been coming out there for 25 years. All we are doing is --

BY MR. KENNEDY: The top of the hill here is just about in the center of the site and she starts draining this way and this way the site now flows here and actually there is a paved swale that starts right about in here and then she just swales this way and into this culvert here. You are right at the top of the hill and everything drains out and into the existing drainage system.

BY MR. LANDER: We don't have anything from the state on that?

BY MR. SCHIEFER: No.

BY MR. LANDER: They already have the existing curb cuts.

BY MR. BABCOCK: This note here that says new 3.5 concrete walk, is that from front to back of the building?

BY MR. KENNEDY: Yes, that is the way we talked about it last time.

BY MR. SCHIEFER: The only thing, as I mentioned, the County and the other three.

BY MR. LANDER: Fire department?

BY MR. SCHIEFER: Fire and sanitary and water approval. We initially had some comments way back on the fire, but that is okay now. Mark's comments lighting for the parking area should be identified.

BY MR. PAGANO: No building mounted lights, please. shining out towards the parking lot. Try to put lamps similar like the medical center.

BY MR. KENNEDY: Okay.

OCT 25 1989

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BY MR. PAGANO: Directly focused down.

BY MR. KENNEDY: You don't want anything off the building at all?

BY MR. PAGANO: No, it looks like a stockade. It will look rich with the right kind of lighting.

BY MR. RONES: He can have lights illuminating the building.

BY MR. PAGANO: At the building but not shining from the building out.

BY MR. SCHIEFER: The only other comment Mark had is the landscaping treatment for the requested green area to be clarified. I am just putting it on the record, that is all. I think we are going to be needing the extension for the 90 day deadline. Any problem with that?

BY MR. KENNEDY: No.

BY MR. SCHIEFER: Thank you.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337  
(717) 296-2765  
(914) 856-5600

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** Cosimo DiBrizzi  
**PROJECT LOCATION:** Route 32 (south of St. Joseph's)  
**PROJECT NUMBER:** 89-30  
**DATE:** 25 October 1989  
**DESCRIPTION:** The Applicants have submitted a plan for a proposed addition to the existing one-story structure at the site, with additional site improvements. The uses proposed include both a restaurant and retail stores. The plan was previously reviewed at the 26 July 1989 and 27 September 1989 Planning Board Meetings.

1. The Board should noted that the Applicant's surveyor has made several revisions to the plan based on the discussions at the recent meeting. These revisions may be discussed individually.
2. In a review of the most recent plan, I note the following concerns:
  - a. The plan should identify where the existing sign and planter are to be relocated to.
  - b. The handicapped ramps should be located closer to the handicapped parking spaces.
  - c. The landscaping treatment for the requested green area should be clarified.
  - d. The resubmitted plans did not include any details or detail sheets.
  - e. Lighting for the parking areas should be identified.

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

PROJECT NAME: Cosimo DeBrizzi  
PROJECT LOCATION: Route 32 (south of St. Joseph's)  
PROJECT NUMBER: 89-30  
DATE: 25 October 1989

-2-

- f. Drainage from the site appears to be uncollected and directed onto Route 32. Is this acceptable to the State Department of Transportation?
3. The Board should require that the Applicant or their authorized representative waive the ninety day deadline for Board action.
4. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEsjg

cosimo



AS OF: 11/16/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
TASK: 89- 30

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

									-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
. . . . .												
89-30	21906	04/04/89	TIME	MJE	MC	COSIMO DIBRIZZI RT32	60.00	0.30	18.00			
89-30	23987	05/16/89	TIME	MJE	MC	COSIMO	60.00	0.30	18.00			
89-30	25239	06/06/89	TIME	MJE	MC	DIBRIZZI S/P	60.00	0.30	18.00			
89-30	27447	07/06/89	TIME	MJE	MC	DIBRIZZI	60.00	0.30	18.00			
89-30	27634	07/12/89	TIME	MJE	MC	COSIMO	60.00	0.50	30.00			
89-30	27919	07/19/89	TIME	MJE	MC	COSIMO	60.00	1.00	60.00			
89-30	28129	07/19/89	TIME	MJE	CL	DIBRIZZI	19.00	0.50	9.50			
89-30	32503	09/27/89	TIME	MJE	MC	COSIMO	60.00	0.50	30.00			
									-----			
									201.50			
89-30	31768	09/18/89				BILL INV 89-369					-171.50	
											-----	
											-171.50	
89-30	33844	10/21/89	TIME	MJE	MC		60.00	0.80	48.00			
89-30	34613	10/23/89	TIME	SJ6	CL	COSIMO DEBRIZZI	19.00	0.50	9.50			
89-30	34444	10/24/89	TIME	MJE	MC	COSIMO	60.00	0.30	18.00			
89-30	35228	11/07/89	TIME	MJE	MC	COSIMO	60.00	0.50	30.00			
89-30	35466	11/07/89	TIME	SJ6	CL	COSIMO	19.00	0.50	9.50			
89-30	35040	11/08/89	TIME	MJE	GM	FINAL APP'D 11/8	0.00	0.10	0.00			
									=====	=====	=====	=====
TASK TOTAL									316.50	0.00	-171.50	145.00
. . . . .												
									=====	=====	=====	=====
GRAND TOTAL									316.50	0.00	-171.50	145.00

750.00

316.50

433.50 Escrow Refund

Site Plan Approval

\$100.00

COSIMO DIBRIZZI SITE PLAN (89-30) ROUTE 32

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: Bobby Rogers has seen this and had no problem with the plan.

Mr. Edsall: He approved it on 12th of July of this year.

Mr. Kennedy: Due to the size of the building here and the size of the reach on the ladder truck, they felt that the amount of open area they have enough room to fight the fires.

Mr. VanLeeuwen: I make a motion we waive the public hearing.

Mr. Schiefer: Mark, do we have to have a public hearing?

Mr. Edsall: You have the ability to waive the public hearing, yes, so it is not mandatory.

Mr. Schiefer: Do you want to go through the motion? Mr. VanLeeuwen has made a motion we waive the public hearing on the Cosimo DiBrizzi Site Plan. Do I have a second?

Mr. McCarville: What is this?

Mr. Kennedy: This is existing driveway, okay, this driveway has to be relocated into this.

Mr. McCarville: What does it go to?

Mr. Kennedy: A house, there is a house back here.

Mr. McCarville: And their easement is over this whole thing?

Mr. VanLeeuwen: Yes.

Mr. McCarville: I will second the motion.

Mr. Schiefer: Motion to waive the public hearing.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	No

Mr. VanLeeuwen: He has got plenty of parking, he has got everything there. This is the third time.

Mr. Schiefer: We are not voting on approval.

ROLL CALL (CONT'D)

Mr. Lander	No
Mr. Schiefer	Aye

Mr. Kennedy: Last time we were here, you said you wanted to go out and take a look at it and Mr. VanLeeuwen was there.

Mr. Schiefer: I was there.

Mr. VanLeeuwen: I tell you what happened was remember the three of us went out and I said there is one more place that we have to go and take a look at and we couldn't figure it out so I went to my garage and I see Pat sitting up there and I said what the hell is he doing there and it dawns on me and I said oh, that is the third one so I went up and saw Pat. It was my fault because I had forgotten.

Mr. McCarville: Is this to be asphalt?

Mr. Kennedy: Yes, there is asphalt up to these curb lines, these curb lines will change.

Mr. Lander: I know we have a 10 foot shoulder in the front here, we have a turn around.

Mr. Kennedy: The driveway entrances are staying as they are.

Mr. Lander: When they back out to go back out again, I don't know are you going to have cars driving along the shoulder or whatever as you see them down through here passing the school buses but about backing over around by the curve, see where I mean in the front in the parking lot?

Mr. Kennedy: They overhang the shoulder as a car goes by.

Mr. Lander: What is the aisle width?

Mr. VanLeeuwen: They are pretty wide. I think what we should determine--

Mr. McCarville: You have 42 feet so you can move all this parking back 5 foot and still maintain plenty of room for access, just I agree with you, maybe do some planting along the front there. You have 42 feet, move it all up.

Mr. VanLeeuwen: We asked Paul to do that already. We asked him to move it up. John asked him and I did.

Mr. Pagano: I asked him to leave it alone with a grass front because of the beauty of the building but evidently, they are not going to do it.

Mr. VanLeeuwen: How many parking places do you need? Do you need extras? Required is 55 and he has got 58.

Mr. McCarville: Knock out that row of spaces and it would actually--

Mr. Schiefer: Which ones are you going to knock out?

Mr. McCarville: Knock these all out.

Mr. Kennedy: We are only three over but if we move this whole thing up 5 feet, and eliminate just these two because there is none here but that brings everything up 5 feet here that will bring you considerably.

Mr. VanLeeuwen: That is what we want. I don't know why Paul didn't do that. It is yours, not Paul. We asked you for that, remember? We discussed this at the Board meeting, not in the field, just move this whole thing up because like John said and like a couple of the people said, I'd like to see the green area, leave it alone because it kind of beautifies the building. It adds to the building and he is right.

Mr. McCarville: What are your plans for the exterior of the building?

Mr. Kennedy: I don't have a copy of the plans.

Mr. VanLeeuwen: Do we have fire department approval?

Mr. Schiefer: Yes, 7 July, fire department approved it.

Mr. Kennedy: Two meetings ago, Jay Klein the architect was here and he had some samples.

Mr. McCarville: I wasn't here.

Mr. Pagano: May I ask Mr. Edsall another question. Mark, on the east and west side of the building as you face them, now, if I recall right again one of my meetings I have attended in the past, the building is going to be raw building. In other words, it will be the side of the building itself, if I recall, right, there was considered good form or maybe even a requirement that he put a little guard rail be put along the side building, especially if it is new construction, especially where it is a roadway with no sidewalk or anything else to prevent anything coming against it, somewhat similiar like not a Jersey barrier but some type of metal be put against the building similiar to a guard rail.

Mr. Edsall: We had always recommended that a ballard (phonetic) be put at the corner, usually if a car is going parallel to a place, they will just scrape, not cause structural damage on the corners, we'd want ballards of some sort and I'd say it would be a good suggestion if there is enough room to have a little curbed area so you would bounce against the curb. You might remember that from the Dr.'s Goodson and Anthony, the doctors on 9W and Union Avenue, the Board suggested it there so the cars couldn't scrape along the building. I doesn't hurt, sure as heck would protect the building. I think it is a good idea.

Mr. Lander: You are going to cut the aisle width down on the St. Joseph's side?

Mr. VanLeeuwen: No, he is talking about the Windsor Court Motel.

Mr. Schiefer: Remove existing concrete sidewalk, you are suggesting

you want it left there.

Mr. McCarville: Well, I was thinking it would probably identify a walking area to go to the back parking area along this side of the building.

Mr. Edsall: Pat, when we were looking at this quite early on in the work sessions, it wasn't clear if there is going to be a rear access to anything on the restaurant, whether or not there'd be a need to have a rear access. At this point, is it the concept that there will be no entrances or exists or normal entrances in the back?

Mr. Kennedy: I believe you did ask me that and I brought in a copy of the floor plan.

Mr. Edsall: I don't recall what happened, forgetting the restaurant, all the retail spaces will access just from the front?

Mr. Kennedy: Cosimo says yes.

Mr. Schiefer: Where are you going to have it?

Mr. VanLeeuwen: You have to have a rear entrance on each door.

Mr. Edsall: I think what we have there was a question on the kitchen that there might be an exit out the back is necessary but it appears that the retail areas have no access other than probably back in the storage areas so you may want to require a sidewalk around the sides because you will have the pedestrian traffic from the back.

Mr. VanLeeuwen: I suggest one thing here. Many times if you want to put a sidewalk, put it on the side of the St. Joseph's School. There is alot of trees on this side of the property.

Mr. Schiefer: You don't have room, there is only 20 feet.

Mr. Kennedy: I have 20 foot wide, now I have only got 23 feet to the property line.

Mr. VanLeeuwen: Oh, I see.

Mr. McCarville: You really only have three and a half feet to work with.

Mr. Schiefer: Regardless, it has to go on the other side. If you are going to put a sidewalk, it has got to go here.

Mr. VanLeeuwen: And there should be signs in the back stating walkways so the people that park the cars which are probably going to be employees that they know there is going to be a sidewalk. Otherwise, people will walk right down the center.

Mr. McCarville: Or park on it. We have Orange County Health Department comments or anything?

Mr. Kennedy: You mean County Planning. I haven't heard anything back from them.

Mr. Edsall: You are to send it certified so you can tell us what day they got it.

Mr. Schiefer: No, there is nothing in here from them.

Mr. VanLeeuwen: We have to have a copy, that is another thing we have.

Mr. Schiefer: Looks like there is starting to be an issue, get a certified letter 30 days later, that is it.

Mr. VanLeeuwen: I also think you ought to move it up.

Mr. McCarville: Other than that I have no problems with the plan.

Mr. Schiefer: Anybody else have any problems moving it up, the side-walks and get County Planning?

Mr. Edsall: Do you have anything else?

Mr. Lander: The proposed addition is one story, right?

Mr. Kennedy: Yes.

Revised Plan - 89 - 30

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, REDACTED, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
COSINO DI BRIZZI has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓ \_\_\_\_\_.

If disapproved, please list reason ONLY ONE (1)  
CLEANOUT INDICATED ON SITE PLAN. LINE SHOULD  
HAVE A CLEANOUT AT LEAST EVERY 100 FEET.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

J. P. Egth  
SANITARY SUPERINTENDENT

10-30-89  
DATE

CC:ME.

PB.IOC  
DEBRIZZI

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 23 October 1989

**SUBJECT:** Cosimo DeBrizzi Site Plan


**PLANNING BOARD REFERENCE NUMBER:** PB-89-30

**DATED:** 27 Sept. 1989

**FIRE PREVENTION REFERENCE NUMBER:** FPS-89-084

A review of the above referenced site plan was conducted on 23 October 1989 and is found acceptable.

**PLANS DATED:** 27 Sept. 1989, Revision 3.

  
John McDonald  
Fire Inspector

JM:mr  
Att.

CC: M.E.



OCT 10 1989

Revised Plan

89 - 30

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REDACTED~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

Patrick T Kennedy for the building or subdivision of

Cosimo Di Brizzi has been

reviewed by me and is approved ✓,

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Note: Property is connected to Town Sewer. Grease Trap must  
be installed for the restaurant.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Sumner D. Mastern Jr  
SANITARY SUPERINTENDENT

Inspector

Oct. 17, 1989  
DATE

CC: H.E.

Revised Plan- 89 - 30

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

Patrick Kennedy CS for the building or subdivision of  
Cosimo DiBizzi \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is town water servicing this  
Property \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_

*Steve DiBizzi*  
WATER SUPERINTENDENT \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_

\_\_\_\_\_  
DATE



Louis Holmbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINDSOR PLANNING BOARD D P & D Reference No. NWT 40-89M  
OF PATRICK T. KEANEY County I.D. No. 9 1 1 112.1

Applicant COSIMO D. BRIZZI

Proposed Action: SITE PLAN (BLDG. ADDITION)

State, County, Inter-Municipal Basis for 239 Review FRONTAGE AND/OR ACCESS N.Y.S. 52

Comments: \_\_\_\_\_

Related Reviews and Permits N.Y.S. DETJECTIONS

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

OCTOBER 10, 1989

Date:

Peter Garrison  
Commissioner

cc: M.E.  
OCT 16 1989

MEETING MINUTES SETTLED FROM 1984-85 MEETING 32

Mr. Jay Kline came before the Board representing this proposal.

Mr. Kline: This is a property of Cosimo DiBrizzi, 154 Windsor Highway. Mr. DiBrizzi is present this evening and also Frank Denehe (phonetic) of Pat Kennedy's office, surveyor, prepared the site plan and I'm the architect for the building. The project is an existing building slightly less than 5,000 square feet. The intent is to approximately double the size and make it into a strip mall. There would be a maximum total of five stores and one very small little restaurant.

Mr. VanLeeuwen: He is not going to put all pizza palors?

Mr. Kline: That is not the intent. The intent is for small restaurant utilizing the very expensive kitchen equipment that is existing there which has been laying dormant. Stainless steel kitchen, nobody knows the prices better than Mr. DiBrizzi. We are going to utilize all of that expensive kitchen equipment to the best of our ability, some new pieces will be added but it will be a smaller restaurant capacity, maximum capacity of 50 people. The whole facade of the front is coming off. There is an existing mansard look now with brick, that is all coming off. What we are intending to do is attractive good looking commercial venture for Mr. DiBrizzi who is as you know a local taxpayer and a very substantial, very reputable local businessman.

Mr. VanLeeuwen: He lives in the Town of Newburgh.

Mr. Kline: What we are going to do, we do not have a rendering and I did not color this little illustration but what we are going to do, we are using Stow (phonetic), we used to use stucco or plastic, we don't use it any more. Mr. DiBrizzi is just completing a home in the Town of Newburgh and is using a product, it is an epoxy stucco Stow, it is a German invention, it is marketed in this country by Stow of America out of Vermont and the regional people, I am using the same product in two other buildings in the Newburgh area. Mr. DiBrizzi is using this actual piece on his own home on River Road. It is going to be aesthetically good looking, it is going to be a nice, what can I say, it is contemporary look but with a little feeling and with a little color, a band, like a green strip that is off-white same texture material, it is a covered arcade, the existing, the whole new front wall, all new, all going to be glass.

Mr. Schiefer: Going to be the same width?

Mr. Kline: We are doubling the size, we are 166, we are adding 60 feet by 60, adding 4800 square feet new addition and gutting the existing building inside plus this new facade. We are adding parking spaces extensive site work, we are required to have 55 parking spaces. We are going to have a total of 58. In addition to 4 handicapped parking. Facilities for the handicapped ramps on.

both ends. It is an improvement and I hope that you will comply favorably. We are looking for approval. If you have any questions both myself and Frank will be glad to answer them.

Mr. VanLeeuwen: The parking places over on the State right-of-way, am I correct?

Mr. Kline: On the State right-of-way? I don't believe so, no.

Mr. Pagano: The intrinsic beauty of this building of this building, whether we are talking about beauty and so on and so forth, is the grass in the front of the building, just makes this building and to have parking right from the curb all the way back, I don't care what you are going to do, we are still going to have just a plain concrete parking lot there.

Mr. Kline: Asphalt.

Mr. Pagano: Try to make it look pleasing and aesthetically pleasing to the eye. You are going to violate every code of decency by putting the parking lot up in front. I don't buy it. It violates good taste in my mind.

Mr. Kline: Mr. Pagano, let me just comment just a little bit on what you are saying and what you are saying has a lot of merit. The two existing entrances or egress, or whatever you want to call them are existing approved DOT and they are maintained and we are maintaining that. All the side grass areas we have a plan schedule on that second and third sheet of the site plan proposal.

Mr. VanLeeuwen: You are going to have plantings?

Mr. Kline: Definitely along the side. We have plantings along the front where you see curbs, that is not parking spaces, that curbing there is going into State DOT but they are like backup lanes, that is not parking. We have a planting schedule that was talked about and discussed by Mr. Kennedy in the workshop so I grant you it is more parking and more blacktop than we have now but it is still going to be very aesthetically pleasing with plantings etc. and that is part of the--

Mr. Pagano: You have a car right on 32, literally, where is the buffer from the highway? I mean I don't know how to describe it but it is wall-to-wall parking here. You are not giving us anything. I think you have overdeveloped a whole piece in my mind and it is going to be a compromise here, someplace give us something up in front or give to me something up front to help yourself but I don't think you are doing anything here to make something decent looking.

Mr. VanLeeuwen: If we can put some bushes right along in here.

Mr. Schiefer: I think John wants a little space.

Mr. Pagano: Sure, it is right up there. That violates every decent part of--

Mr. Schiefer: Right now, it is very attractive, no question.

Mr. Pagano: That is a beautiful building. If you just leave the front alone, it is gorgeous piece of property and you are--

Mr. Soukup: Why do you need 42 feet in front of the building?

Mr. Kline: Why do we need 42 feet?

Mr. Soukup: Why can't that be 30 or 25 and add 15 feet of grass in the front, just push everything back.

Mr. Kline: Absolutely.

Mr. Soukup: You need 30 minimum, you have--or 15 to move the grass and save yourself just push everything back up.

Mr. Denehe: If we can maintain the parking spaces, we can do that.

Mr. Schiefer: That addresses your concern.

Mr. Kline: That is a good point. We will pursue that, make the recommendation, change the plan and both ourselves and Pat will go back to the drawing board.

Mr. Soukup: I have a personal prejudice against designed parking bays where you go down the end of the bay and if there is no space you have to back out. You have no circulation at all in these traffic bays and I think that if you can rearrange it or realign or come up with something a little better, it would be a plus.

Mr. VanLeeuwen: The land is big enough, you have got enough room. He can do a lot of things.

Mr. Ronas: One story addition?

Mr. Kline: Yes.

Mr. VanLeeuwen: Another problem I don't know if the fire department is going to keep the 23 feet.

Mr. Kline: Pat went over with Mr. Rogers. It has all been done.

Mr. Schiefer: 23 feet?

Mr. Ronas: That 30 feet is gone.

Mr. Soukup: Four months ago it was 32 and 33 now it is down to 23.

Mr. Kline: We have an existing condition here.

Mr. Schiefer: You have 20 feet here.

Mr. Kline: That is on the north side.

Mr. VanLeeuwen: On 23 feet, you can get around, even the ladder truck can. I deal with tractors and trailers every day and I know they have 50 foot trailers and you'd be amazed what they can do with those things. I go along with dressing up the building.

Mr. DiBrizzi: If we have to arrange than that is no problem. We want to make something beautiful.

Mr. Pagano: What about the right-of-way that goes in the street?

Mr. VanLeeuwen: That is going to be realigned?

Mr. Pagano: Are they going to have constant access 24 hours a day seven days a week?

Mr. VanLeeuwen: Right to his parking lot. She doesn't have an easement between you and the church?

Mr. DiBrizzi: Where ever I tell her to go, I have to give her access in the back.

Mr. VanLeeuwen: I think we should go by and take a look.

Mr. Kline: We have the key, you can go inside but it is depressing.

Mr. Schiefer: I'd like to go look at it with plans in-hand. I am familiar with the site, I have been there several times but going with the proposed plans in-hand, we may be able to find something. The comment, does this have to go to the DOT?

Mr. Matscherz: Yes, it has to go to the DOT as well as Orange County Planning.

Mr. DiBrizzi: We don't move the entrance.

Mr. Matscherz: You indicate here with the trumpet turnaround some activity occurring within the State highway right-of-way which would obviously necessitate a highway work permit. Lead agency coordination letter?

Mr. Roncs: Coordination letter and the plans do need to be sent to the Orange County Planning Department since you are on the public road there since you are on the State highway.

Mr. Kline: The Planning Board will send the plans to Orange County Planning?

Mr. Roncs: We will.

Mr. Matscherz: Should be revised site plan in my opinion.

Mr. Pagano: For the lighting, go over, take a look at the building, the new glass building, think of the lighting along that line.

Mr. Kline: We have lighting.

Mr. Pagano: Don't put--

Mr. DiBrizzi: You tell us what you want, we will put it in.

Mr. VanLeeuwen: I think I'd like to make a motion to take lead agency status.

Mr. Soukup: I will second it.

ROLL CALL:

Mr. Pagano	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

Mr. Ronces: Short form EAF, do we have one? Just get us a short form EAF.

Mr. Matscherz: Do we want to see if they need a highway work permit then we'd need coordination letters.

Mr. Soukup: You may want to get either a letter from the State allowing you to do what you want to do because right now you have an in and out entrance that entrance you are designing could be two-way entrance and they may want you to modify what you show. The entrance you show to be changed could go from one-way in to a two-way entrance and that is not what the State has.

Mr. Schiefer: You have to go to the DOT.

Mr. Soukup: New plans sent to the County Planning Department and tell them to respond.

Mr. Schiefer: You will send it to them.

Mr. Pagano: No time limits.

Mr. Schiefer: I don't think the clock starts.

Mr. Ronces: This isn't final application, there is going to be some revised plans submitted.

Mr. Matscherz: Does the Board think that a public hearing is necessary?

Mr. Ronces: Not until we see a revised plan come back.

Mr. Pagano: Once again, we have fire department approval before we look at the plan. I don't buy it.

Mr. Soukup: That is a function of the consultants meeting.

Mr. Pagano: It makes it to legal.



Mr. Schiefer: We have asked to have fire department approval before they come to us. This is being changed, it has to go back, that approval is only valid for that map that is being changed. We have asked rather than drag these on, have the approvals in place, don't blame the fire department, it is our own request.

Mr. Pagano: They are approving everything they said they'd never approve.

Mr. Soukup: This site was probably approved one-way traffic on one side and one on the other, that is why they are taking a less than minimum width.

Mr. Pagano: I'd like to see the logic told to us why the flexibility is there.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

Patrick Kennedy for the building or subdivision of  
Cosimo Di Brizzi has been

reviewed by me and is approved ✓,

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Building was connected to Sewer System prior to Re-Vamp.

Note: Must provide grease Trap sized according to sinks  
inside building

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Juan D. Marten Jr  
SANITARY SUPERINTENDENT

Inspector

August 15, 1989  
DATE

Section ~~#~~ 9

Block 1

Lot # ~~44~~ 12.1

P.B. #89-30

REC 162

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_

1. Name and Address of Applicant

Cosimo

(First Name)

(MI)

DiBriizzi

(Last Name)

Street Address:

647 Little Britain Road

Post Office:

New Windsor

State:

N.Y.

Zip Code:

12550

Telephone:

(914) 564-5571

2. Name and Address of Owner (If Different)

Same

(First Name)

(MI)

(Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick

(First Name)

T

(MI)

Kennedy, L.S.

(Last Name)

Street Address: 219 Quassaick Ave.

Post Office: New Windsor

State: N.Y.

Zip Code: 12550

Telephone: (914) 862 - 6444

PROJECT LOCATION

Street Address: Windsor Highway Tax Map No. 9-1-12.1  
New Windsor, N.Y. 12550

Name of, distance and direction from nearest intersection or other landmark  
228' north of the north west corner of Windsor Hwy  
and Hillside Ave

Name of Waterway: None

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

☐ New Construction  
☒ Addition  
☒ Alteration  
☐ Relocation  
☐ Demolition  
☐ Replacement

Structure Type

☐ Residential (1-4 family)  
☐ Residential (More than 4 family)  
☒ Commercial  
☐ Industrial  
☐ Mobile Home (single lot)  
☐ Mobile Home (Park)  
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading  
☐ Watercourse alteration ☐ Water System ☐ Sewer System  
☐ Subdivision (New) ☐ Subdivision (Expansion)  
☐ Other (Explain) None

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

7/12/89  
Date

Signature of Applicant

Patrick T. Kennedy, L.S.

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e., encroachment analysis)



\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Development in Flood Hazard Areas  
Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

\_\_\_\_\_ of \_\_\_\_\_  
County, N.Y.  
(Applicant shall fill in all pertinent information in Section A  
including 1 or 2)

**SECTION A**

Premises location \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit No. \_\_\_\_\_  
Variance No. \_\_\_\_\_  
Date \_\_\_\_\_

CHECK ONE

Applicant  
Name & Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

New Building \_\_\_\_\_  
Existing Building \_\_\_\_\_  
Other (List) \_\_\_\_\_

Telephone No. \_\_\_\_\_

1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

2. I certify that I have completed the above project in accordance with conditions of variance number \_\_\_\_\_, dated \_\_\_\_\_ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_

\_\_\_\_\_

P.B.# 89 - 30

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED] SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Patrick T. Kennedy for the building or subdivision of  
Cosimo Di Biaggi - \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason -~~ \_\_\_\_\_

There is town water servicing this  
property.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

*Steve D. [Signature]*  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

JUL 10 1989

INTER OFFICE CORRESPONDENCE

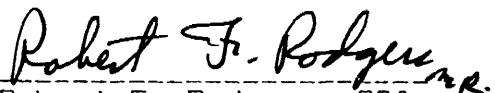
TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 12 July 1989  
SUBJECT: Cosimo DeBrizzi Site Plan

Planning Board Reference Number: PB-89-30  
Dated: 7 July 1989

Fire Prevention Reference Number: FPS-89-063

A review of the above referenced site plan was conducted on 11 July 1989 and is found acceptable.

Plan Dated: 9 June 1989, Revision 2.

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Site Plan of Land for Cosimo Di Brizzi  
LA Casa Doro Inc.
2. Name of Applicant % Cosimo Di Brizzi Phone 564-5571  
564-5114  
Address 647 Little Britain Rd New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plans Patrick T. Kennedy, L.S. Phone 562-6444  
Address 219 Quassack Ave New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone 562-6444  
(Name)
7. Location: On the west side of Windsor Hwy (NYS Rte. 32)  
225' feet north  
(Street) (Direction)  
of Hillside Ave.  
(Street)
8. Acreage of Parcel 1.270 Ac. 9. Zoning District NC
10. Tax Map Designation: Section 9 Block 1 Lot 12.1
11. This application is for Addition to existing commercial Restaurant with new mixed use - retail space  
Approved to make plans  
Approved to make plans  
Approved to make plans



12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership —  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

**OWNER'S ENDORSEMENT**

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Cosimo Di Brizzi being duly sworn, deposes and says that he resides at 247 Little Britain Rd. New Windsor in the County of Orange and State of New York and that he is (the owner in fee) of owner  
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Cosimo Di Brizzi  
(Owner's Signature)

2 day of June 1988

\_\_\_\_\_  
(Applicant's Signature)

Andrew S. Krieger  
Notary Public

\_\_\_\_\_  
(Title)

ANDREW S. KRIEGER  
Notary Public, State of New York  
Qualified in Orange County  
No. 4542478  
Commission Expires July 31, 1989

PROJECT I.D. NUMBER

617.21

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Cosimo Di Brizzi</u>	2. PROJECT NAME <u>Site Plan for</u> <u>Cosimo Di Brizzi</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>154 Windsor Highway</u> <u>West side of Windsor Hwy (NYS Rte. 32) 225' No. of Hillside Ave.</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Addition to existing commercial structure and parking lot</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.27</u> acres Ultimately <u>1.27</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Dan R. Kennedy, U.S.</u>	Date: <u>6/1/89</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.**

☐ Yes      ☐ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.**

☐ Yes      ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes      ☐ No      If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_

Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency

\_\_\_\_\_

Signature of Preparer (If different from responsible officer)

\_\_\_\_\_

Date

## PROXY STATEMENT

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Cosimo Di Brizzi, deposes and says that he  
resides at 13 Mandigo Pl., Newburgh  
(Owner's Address)  
in the County of Orange  
and State of New York  
and that he is the owner in fee of Tax Map Sect 9, Blk. 1, Lot 12.1

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, L.S.  
to make the foregoing application as described therein.

Date: 6/20/89

Cos. Di Brizzi  
(Owner's Signature)

Francis L. Downing  
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations       |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input checked="" type="checkbox"/> Curbing Through         |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section   |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations   |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through     |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | Section   |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 33. <input checked="" type="checkbox"/> Storm Drainage          |
|   | 34. <input checked="" type="checkbox"/> Refuse Storage          |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input checked="" type="checkbox"/> Other Outdoor Storage   |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input checked="" type="checkbox"/> Water Supply            |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.  |
| of Site   |   |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input checked="" type="checkbox"/> Fire Hydrants           |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations      |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks       |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building          |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations  |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy  |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details            |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET        |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest  |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)  |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq.  |
|   | ft.)  |
|   | 47. <input checked="" type="checkbox"/> Building Coverage (%)   |
|   | of Total Area)  |
|   | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq.  |
|   | Ft.)  |
|   | 49. <input checked="" type="checkbox"/> Pavement Coverage (%)   |
|   | of Total Area)  |
|   | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)    |
|   | 51. <input checked="" type="checkbox"/> Open Space (%) of Total |
|   | Area)   |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces   |
|   | Proposed.   |
|   | 53. <input checked="" type="checkbox"/> No. of Parking          |
|   | Required.   |

PROPOSED IMPROVEMENTS

22. ☒ Landscaping  
 23. ☒ Exterior Lighting  
 24. ☒ Screening  
 25. ☒ Access & Egress  
 26. ☒ Parking Areas  
 27. ☒ Loading Areas  
 28. ☒ Paving Details  
 (Items 25-27)

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]  
 Licensed Professional

Date: 6/1/89

P.B. #89-30 Application fee

564-5571  
**COSIMO DIBRIZZI**  
REAL ESTATE ACCOUNT  
247 LITTLE BRITAIN RD.  
NEWBURGH, NY 12550

1202

6/6 1989

50-003/218

PAY TO THE  
ORDER OF

*Town of New Windsor*

\$ 25.00

*Twenty five & 00/100*

DOLLARS



Key Bank of Southeastern New York N.A.  
78 Broadway  
Newburgh, NY 12550

333

FOR

*[Signature]*

⑈001202⑈ ⑆021906934⑆ 33⑈195467⑈2⑈

P.B. #89-30

564-5571  
**COSIMO DIBRIZZI**  
REAL ESTATE ACCOUNT  
247 LITTLE BRITAIN RD.  
NEWBURGH, NY 12550

1203

6/6 1989

50-003/218

PAY TO THE  
ORDER OF

*Town of New Windsor*

\$ 750.00

*Seven hundred fifty & 00/100*

DOLLARS



Key Bank of Southeastern New York N.A.  
78 Broadway  
Newburgh, NY 12550

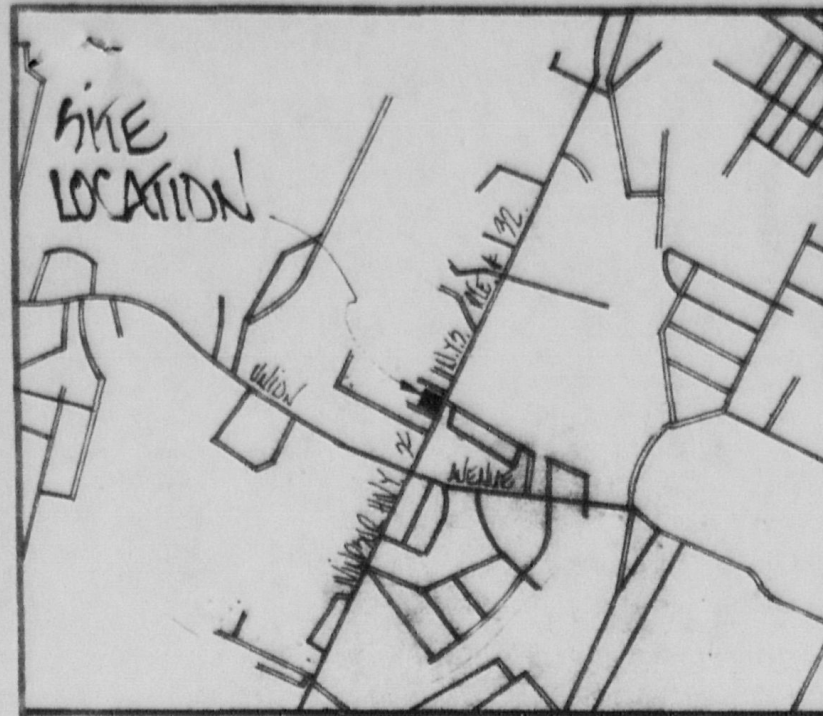
333

FOR

*[Signature]*

⑈001203⑈ ⑆021906934⑆ 33⑈195467⑈2⑈





LOCATION MAP:  
SCALE: 1" = 2000'

ZONING DISTRICT: NC		
PROPOSED USE - RETAIL STORES		
MINIMUM REQUIRED		PROPOSED
LOT AREA	10,000 SQ. FT.	1.27 ACRES
LOT WIDTH	100'	206'
FRONT YARD	40'	85.7'
SIDE YARD	5', 1/35'	23.175'
REAR YARD	15'	77.2'
MAX. BLDG. HGT.	35'	21.6'
FLOOR AREA	1	0.18

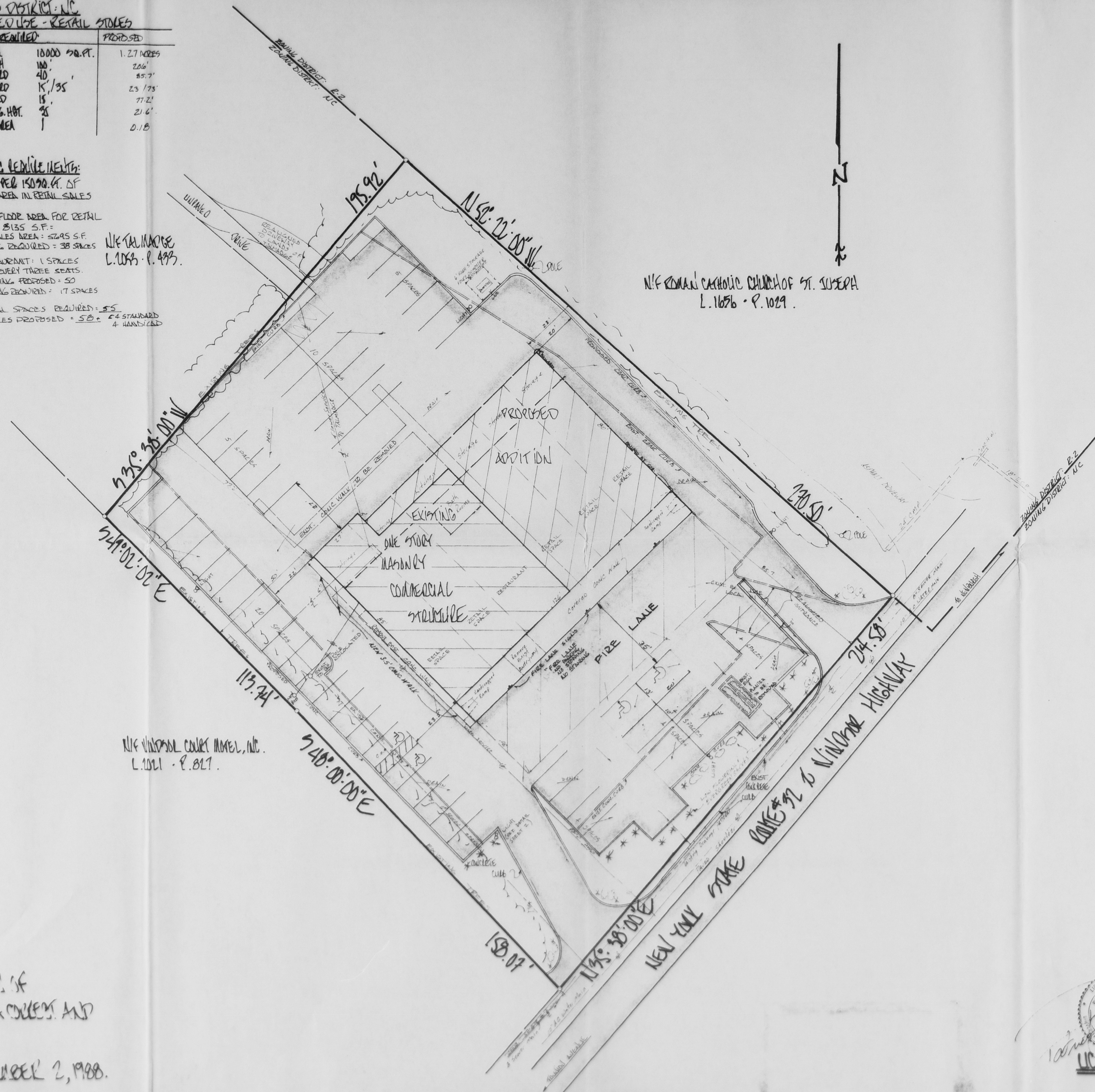
PROPOSED RETAIL STORES:

- A. 1 SPACE PER 150 SQ. FT. OF FLOOR AREA IN RETAIL SALES USE.  
TOTAL FLOOR AREA FOR RETAIL USE = 8,135 S.F.  
70% SALES AREA = 5,695 S.F.  
PARKING REQUIRED = 38 SPACES
- B. RESTAURANT: 1 SPACE FOR EVERY THREE SEATS.  
SEATING PROPOSED = 50  
PARKING REQUIRED = 17 SPACES
- TOTAL SPACES REQUIRED = 55  
SPACES PROPOSED = 58 + 64 STANDARD + 4 HANDICAPPED

N/E TALMADGE  
L. 1063 - P. 493

N/E WINDSOR COURT MOBILE, INC.  
L. 1061 - P. 817

N/E ROMAN CATHOLIC CHURCH OF ST. JOSEPH  
L. 1656 - P. 1029



TAX MAP DATA:

SECTION 9  
BLOCK 1  
LOT 12.1

DEED REFERENCE:

LIBER 2034  
PAGE 827

AREA:

1.270 ACRES.

NOTE:

SUBJECT TO RIGHTS OF INGRESS AND EGRESS TO LANDS NOW OR FORMERLY OF TALMADGE.

RECORD OWNER / DEVELOPER:

LA CHA D'ARDE, INC.  
c/o COSIMO DI BRIZZI  
247 LITTLE BRITAIN RD.  
NEW WINDSOR, NEW YORK 12550

THE OWNER OF THIS PROPERTY HAS REVIEWED THIS PLAN AND IS IN CONCORDANCE WITH THE INFORMATION AND PROPOSALS SHOWN HEREON.

COSIMO DI BRIZZI

PLANNING BOARD APPROVAL

Site Plan APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON NOV 11 1988  
BY *Charles Schaefer*  
Chairman

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's hand seal or his embossed seal shall be considered to be valid true copies.
- Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution stated herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
- Underground improvements or encroachments, if any, are not shown herein.

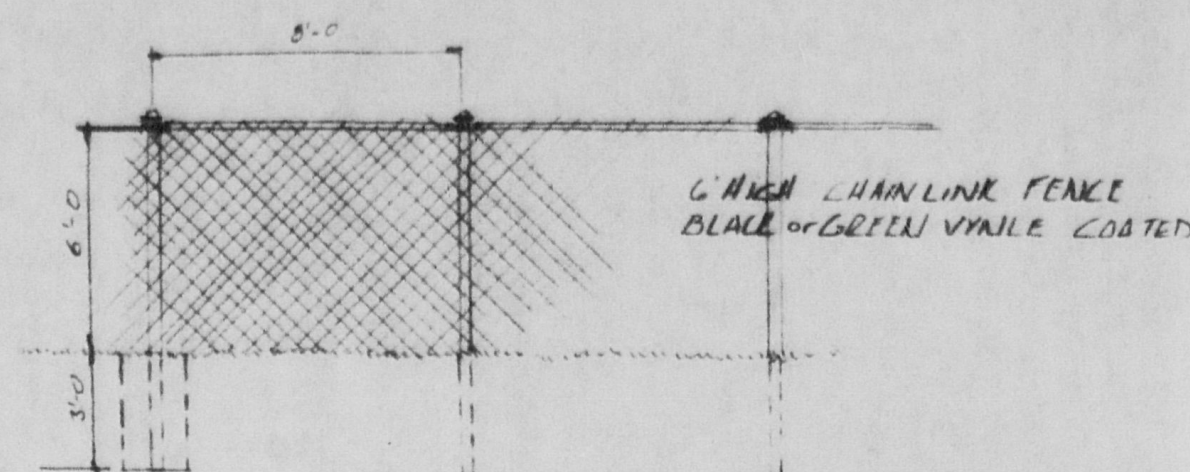


PATRICK T. KENNEDY, L.S.	
247 LITTLE BRITAIN AVENUE, NEW WINDSOR, NEW YORK 12550	
SCALE: 1" = 70'	DRAWN BY: R.H.L.
DATE: JUL 9, 1988	SHEET: 2 OF 2
COSIMO DI BRIZZI	
TOWN OF NEW WINDSOR	
ORANGE COUNTY, NEW YORK	
DRAWING NUMBER: 88-887	

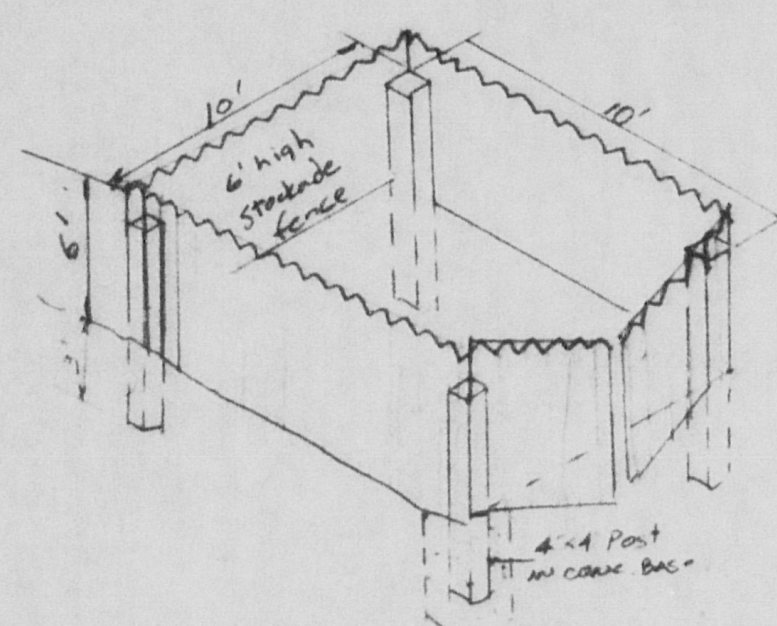
COSIMO DI BRIZZI AND THE TOWN OF NEW WINDSOR CERTIFIED TO BE A CORRECT AND ACCURATE SUBSEY.

DECEMBER 2, 1988.

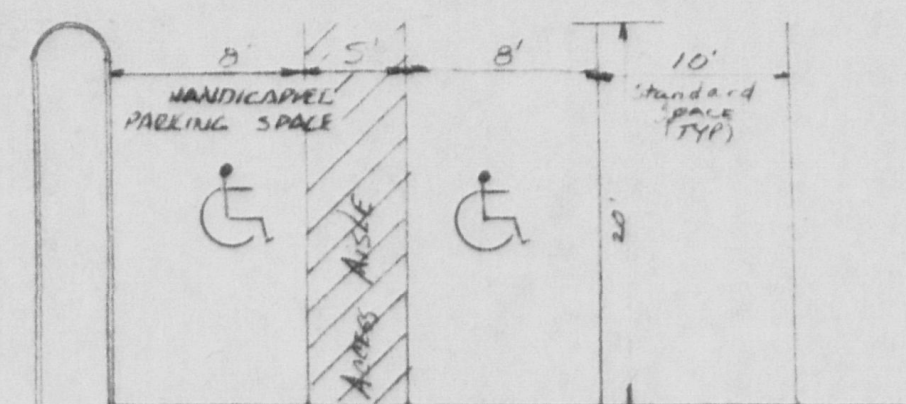




FENCE DETAIL  
SCALE 1" = 5'



REFUSE ENCLOSURE DETAIL  
SCALE NONE

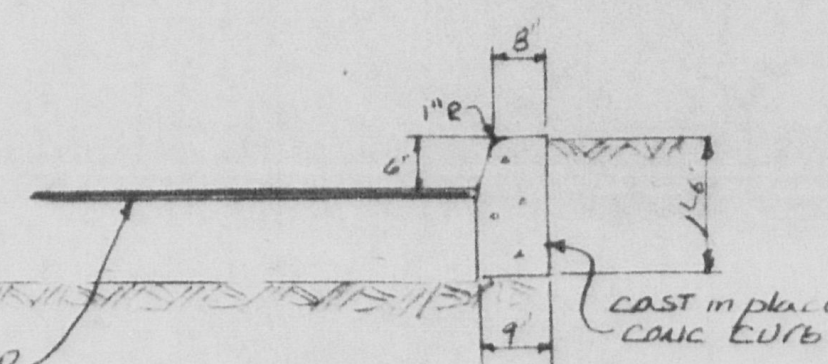


PARKING SPACE DETAIL  
SCALE 1" = 10'



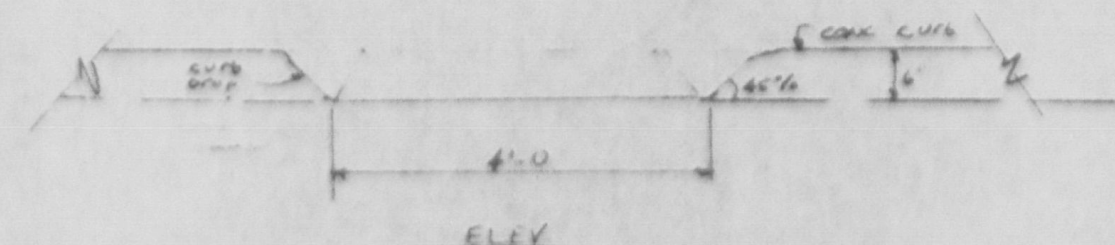
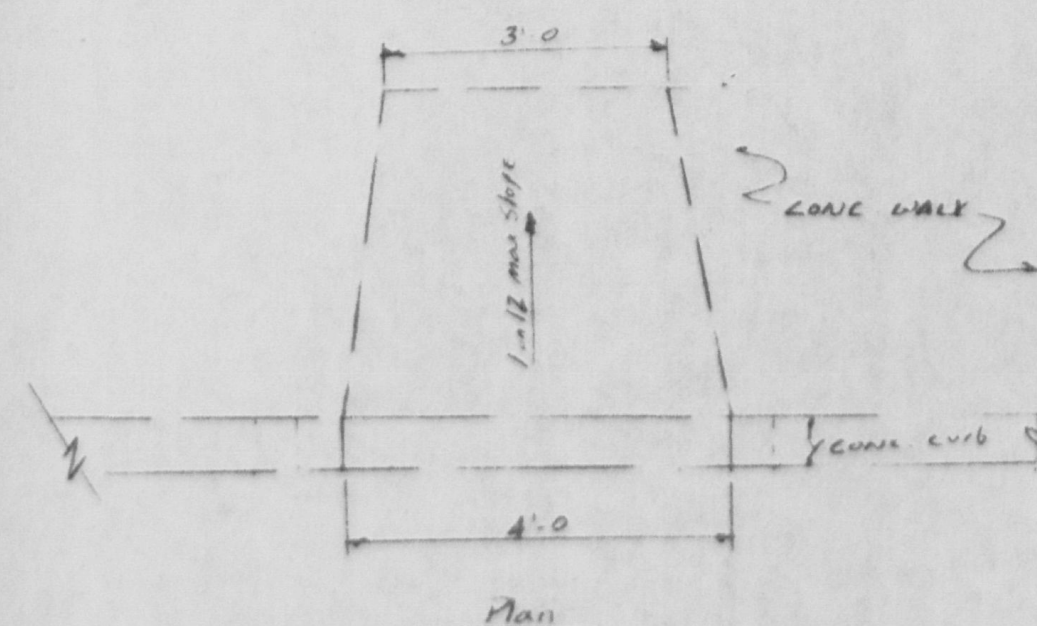
HANDICAPPED PARKING SPACE  
IDENTIFICATION SHOULD BE INSTALLED  
ABOVE GRADE AND CLEARLY MARKED  
WITH THE INTERNATIONAL SYMBOL OF  
ACCESS AND APPROPRIATE WORDING

HANDICAPPED SIGN DETAIL  
SCALE NONE

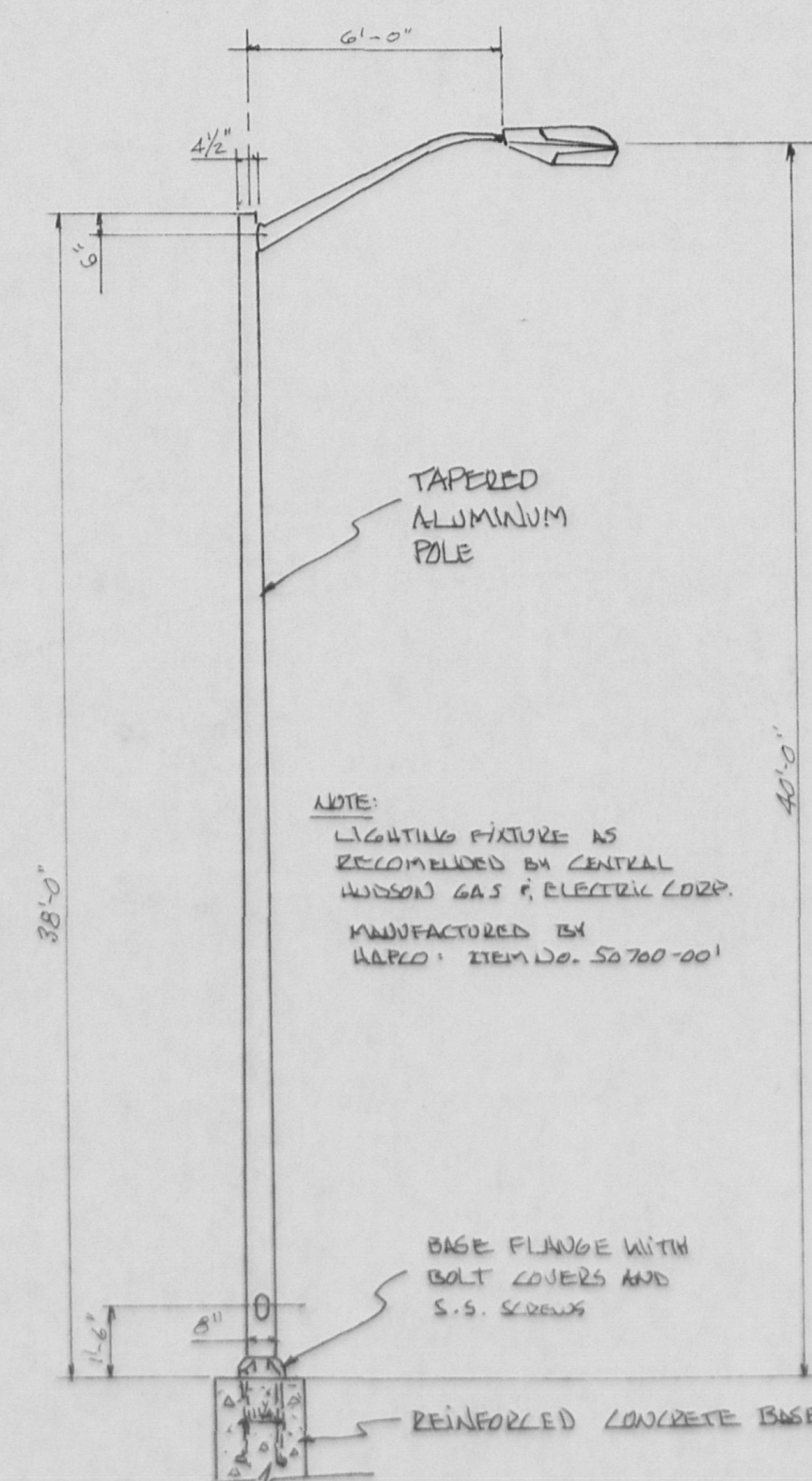


3" DENSE BINDER  
12" R.O.B. GRAVEL OR  
6" R.O.B. GRAVEL  
6" CRUSHED SHALE

PARKING LOT & CURB DETAIL  
SCALE NONE



HANDICAPPED ACCESS - CURB DROP DETAIL  
SCALE 1" = 2'



LIGHT FIXTURE DETAIL  
SCALE NONE

*Handwritten signature and initials*

<b>Patrick T. Kennedy, L.S.</b>			
219 ROUSSAUX AVE. • NEW WINDSOR • NEW YORK 12553			
SCALE AS SHOWN	APPROVED BY	DRAWN BY	
DATE MAY 15, 1989		REVISED OCT. 28, 1991	
DETAIL SHEET			
<b>COSIMO DI BRIZZI</b>			
TOWN OF NEW WINDSOR			
ORANGE COUNTY	NEW YORK	DRAWING NUMBER	
		<b>88-857</b>	
SHEET 2 OF 2			